±1,440 ACRES

EAST CARROLL PARISH

DYNAMIC INDUSTRIAL CONVERSION POTENTIAL

907 GREENBRIAR RIDGE
EPPS, LA 71237

LAKE PROVIDENCE
EAST CARROLL PARISH
LA 71254

OFFERING MEMORANDUM

CBRE

INVESTMENT SUMMARY

Acreage	±1,400 Contiguous Acres
Location	East Carroll Parish, Louisiana
Addresses	907 Greenbriar Ridge, Epps, LA 71237 Lake Providence, East Carroll Parish, Louisiana 71254
Zoning	Agricultural; Preliminary Discussions to Convert to Light Industrial Appear Favorable ***Louisiana Economic Development Certified Site status pending**
Infrastructure	115 KVA crosses portion of Site with higher power transmissions nearby in the vicinity ***Entergy is committed to significant upgrades throughout the Region**
Access	Interstate 20 Approximately 10 Minutes Away

POTENTIAL USES

- INDUSTRIAL
- COMMERCIAL
- LOGISTICS
- MANUFACTURING
- MIXED-USE
- AGRIBUSINESS
- RENEWABLE ENERGY
- SPECIALTY R&D

NE LOUISIANA

Northeast Louisiana, positioned along the Interstate 20 corridor, offers a business-friendly environment with large development sites, favorable utility economics, and strategic access to highway, rail, and airport infrastructure. The region's economic base is supported by a diverse mix of industries, including advanced manufacturing, agribusiness, food processing, packaging, and renewable energy. Recent momentum has been reinforced by major investment activity and coordinated regional planning efforts, including Meta's announced expansion of its Richland Parish AI data center to more than $50 billion in total investment, one of the largest economic development projects in Louisiana history, and Faith Technologies Incorporated's $80 million manufacturing facility in Ouachita Parish that is expected to create more than 200 jobs. With Governor Jeff Landry's proclamation on July 13, 2026 that "Louisiana is leading the way with the next Industrial Revolution", the Interstate 20 corridor in particular is poised to be the recipient of increased commercial activity with receptive communities herein. These developments, combined with improved air service at Monroe Regional Airport, including expanded connectivity to Dallas-Fort Worth, further enhance the area's appeal for industrial users, employers, and long-term investors seeking scalable growth opportunities in Northeast Louisiana.

Major Employers

LUMEN | FOSTER FARMS | Graphic Packaging International
Meta | drax | FTI Faith Technologies Incorporated
LambWeston Possibilities in Potatoes | Hydro | Advancion

INVESTMENT HIGHLIGHTS

Large-Scale Land Position with Flexible Future Use

At approximately ±1,400 acres, the property offers a rare scale that is increasingly difficult to assemble. This size creates meaningful flexibility for phased development, large-user occupancy, continued agricultural operation, or a combination of uses over time.

Significant Industrial and Commercial Development Upside

The property is well suited for industrial, logistics, warehousing, manufacturing, agribusiness, and related large-format uses. Its scale, rural setting, and strategic location make it attractive for groups seeking room for expansion in a less constrained environment.

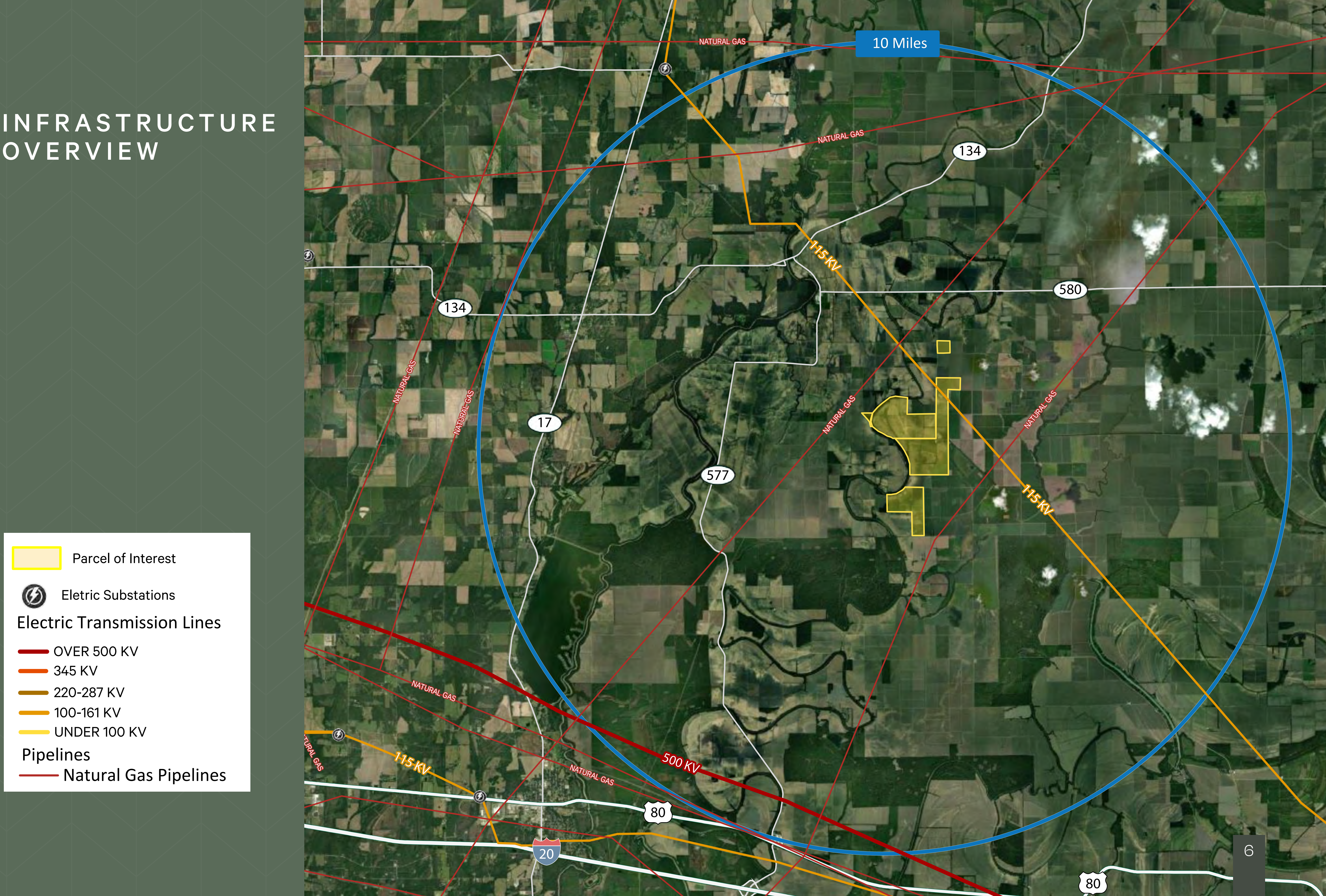
Renewable Energy and Carbon Strategy Potential

In addition to conventional development opportunities, the tract may also appeal to groups pursuing renewable energy, carbon-related land strategies, or other alternative land uses that require substantial acreage and operational flexibility.

Strategic Access and Infrastructure Advantages

The property benefits from proximity to Interstate 20 and nearby transmission infrastructure, enhancing long-term development appeal.

INFRASTRUCTURE OVERVIEW



DISCLOSURES

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc.
nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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